

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

| | |
|----------------------------------|--------------------------|
| Special Use Permit | SUP #2017-00137 |
| Approved by Planning and Zoning: | February 2, 2018 |
| Permission is hereby granted to: | CB Squared Services Inc. |
| to use the premises located at: | 2912 Duke Street |
| for the following purpose: | see attached report |

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

February 2, 2018
Date

K. Moritz by msc
Karl Moritz, Director
Department of Planning and Zoning

DATE: 2/2/2018

TO: Karl Moritz, Director
Department of Planning and Zoning

FROM: Femi Adelakun, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2017-00137
Administrative Review for Change of Ownership
Site Use: Light Automobile Repair
Applicant: CB Squared Services Inc.
Location: 2912 Duke Street
Zone: CG / Commercial General

Request

Special Use Permit #2017-00137 is a request to change ownership of an existing light automobile repair garage from Duke St. Lubrication Inc., to CB Squared Services Inc. The business will continue to operate between 8 a.m. and 8 p.m. daily. No changes to the operation are proposed.

Background

The subject property is a lot of record with approximately 100 feet of frontage on the south side of Duke Street, a depth of approximately 200 feet and an area of about 20,000 square feet. It is developed with the existing Jiffy Lube service building, 10 parking spaces and landscaping. The site is bordered by a Shell service station on the west and an Exxon service station on the east. Across Duke Street to the north is a townhouse office complex.

The Jiffy Lube service business was originally approved by City Council in 1988 by Special Use Permit #2064. The operation provides automobile services, including oil changes, transmission fluid changes, radiator flush and fill, and replacement of air filters. The new owner proposes no changes to current operations.

Parking

The 2,108-square foot light automobile repair shop is required to provide six parking spaces pursuant to Sec. 8-200 (A) (17) of the Zoning Ordinance. The applicant provides ten parking spaces, exceeding the zoning requirement.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site and other community associations notified. Staff has not received any comments from residents or adjacent businesses.

Staff Action

Staff does not object to the change of ownership request. Staff has carried over conditions

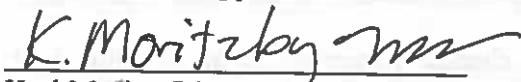
from SUP #96-0037 and several conditions have been amended and added to reflect modern condition language.

Staff has deleted Conditions 9,10,11,12, and 18 as these conditions have been satisfied by the applicant. The proper disposal of waste products is regulated in condition #21, and air pollution prevention measures in condition #25. Condition #23 limits the loading and unloading of vehicles to on-site locations during hours of operation while supply and delivery schedules are mandated in Condition 27.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: 02/02/18
Action: Approved



Karl Moritz, Director, Department of Planning and Zoning

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2017-00137

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&CD)(2064)
2. No more than ten vehicles shall be parked or stored outside at any time. (P&CD)(2064)
3. **CONDITION AMENDED BY STAFF:** No repair work shall be done outside ~~the building;~~ on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (P&CD)(2064)
4. Repair work shall be done on the premises as described in the applicant's statement of intent. (P&CD)(2064)
5. The hours of operation shall be restricted to between 8:00 A.M. and 8:00 P.M., daily. (P&CD)(2064)
6. **CONDITION AMENDED BY STAFF:** No junked, abandoned, or stripped vehicles shall be ~~parked or stored outside.~~ displayed, parked, or stored outside. (P&Z) (P&CD)(2064)
7. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&CD)(2064)
8. **CONDITION AMENDED BY STAFF:** No vehicles shall be displayed, parked, or stored in any portion of ~~on~~ a public right of way. (P&CD)(2064)
9. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall install storm sewer, connecting to existing storm sewer on Fruit Growers Express.~~ (T&ES) (2064)
10. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall install ten foot bench every ten foot vertical in slope. This means a wall will be needed at rear of building unless demonstrated otherwise by a soils engineer.~~ (T&ES) (2064)
11. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall provide fence or guardrail at top of slope, south side.~~ (T&ES)(2064)
12. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~Handicap ramps required for sidewalk crossing driveways. Driveways shall be city standard, semi street concrete driveways. Show grades.~~ (T&ES)(2064)

13. All bulk oil products (new and used) shall be stored so as to prevent any leakage or spillage from entering floor drains, storm drains or sanitary sewers. (Sanit.)(2064)
14. Waste oil processing firm shall be identified by name address, and EPA identification number, if it is located in the ASA service area. (Sanit.)(2064)
15. A drop-off location and containers shall be provided for waste oil for use by the general public. (P&CD)(2064)
16. All waste products including but not limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state federal ordinances or regulations and not be discharge to the sanitary or storm sewers. (Health)
17. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and n~~No~~ amplified noise shall be audible at the property line. (P&Z) (Health)
18. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall repair the eroded slope around the drainage inlet on the south side of the property and consult with Transportation and Environmental Services for recommendations. (T&ES)~~
19. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. Contact T&ES engineering division on 703-746-4065 to obtain a copy of the manual or at
[http://www.alexandriava.gov/uploadedFiles/tes/info/Automotive_BMP_manual.p](http://www.alexandriava.gov/uploadedFiles/tes/info/Automotive_BMP_manual.pdf)df. (P&Z) (T&ES)
20. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Police Department for a security survey for the business.~~
21. **CONDITION ADDED BY STAFF:** All waste products including, but not limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers. (P&Z)
22. **CONDITION ADDED BY STAFF:** The applicant shall post the hours of operation at the entrance of the business. (P&Z)
23. **CONDITION ADDED BY STAFF:** Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)

24. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
25. **CONDITION ADDED BY STAFF:** The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
26. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
27. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
28. **CONDITION ADDED BY STAFF:** The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
29. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2017-00137. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the light automobile repair shop at 2912 Duke Street.

CB SQUARED SERVICES INC.

By: Charles M Day, President + CEO
Applicant - Signature

2/2/18
Date

Applicant - Printed

Date